

Coming Soon: Residences at Salisbury Square

42 units of affordable housing



Spalding School

26 units of affordable housing
2 studios, 11 one bedroom, 10 two bedroom, 1 three bedroom
3 units for households in which one member is disabled
7 units for homeless families
11 units for households with incomes below 60% AMI
5 units for households with incomes below 50% AMI
10 units for households with incomes below 30% AMI

our mission

The YWCA Greater Newburyport is dedicated to eliminating racism, empowering women and promoting peace, justice, freedom and dignity for all.

our vision

We address these injustices within our community through safe, affordable and supportive child care and youth development, housing and wellness opportunities.

connection to mission

The lack of affordable housing disproportionately affects women and their families. As such, the YWCA views the provision of affordable housing as one of the key components of empowering women. For generations, people of color have experienced housing discrimination. The YWCA views the affirmative marketing of housing opportunities to people of color and supporting them in our housing as one component of eliminating racism.

community need

Salisbury Massachusetts has a documented need for affordable housing. According to Housing.MA, "Areas where more than 30% of

households are cost burdened face an affordable housing shortage." Cost burdened is defined as a household spending more than 30% of income on housing and severely cost burdened is defined as a household spending more than 50% of income on housing.

Since 57% of Salisbury households are cost burdened or severely cost burdened, the town has an affordable housing shortage.

% of household	Salisbury	State
Cost burdened	39%	29%
Severely cost burdened	18%	14%

homeless crisis

In addition, Salisbury has one of the highest percentages of children enrolled in school who are deemed homeless by the Department of Education.

	% homeless children
Salisbury Elementary School	27%
Commonwealth	1.84%

Based on anecdotal evidence, there is a high percentage of households living in summer rentals (including hotels and inns, cottages, and mobile homes) that are not permanent in nature (families are forced to leave during the summer months when rents are significantly increased). Many of these temporary homes do not meet the threshold for a dwelling (no kitchen) while others were never intended for occupation during the winter.

The high homeless percentage reported by the Salisbury Elementary School is due in large part to these families living in seasonal rentals.

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lack of housing for the disabled

According to the Salisbury Housing Plan, adopted by the Selectmen in 2006, there are 11 rental units owned by the Salisbury Housing Authority and an additional 12 units available to non-elders with disabilities. There are also 30 units of assisted living. However, of the above units, only **11** are fully accessible to persons with disabilities.

According to that same report 661 residents have some type of physical disability in Salisbury. Not all of these disabilities require handicapped accessible units. However, an inventory of only eleven units is inadequate to serve the number of residents with disabilities.

case management

YWCA will provide full time case management services for all of the tenants living at the Residences. And while these services will be available to all, we anticipate that they will be used primarily by those families which were homeless. The case manager will help homeless families make the transition into housing. Transitional items include navigating the schools, obtaining furniture and clothes and connecting to local social services.

The case manager will work with each family (if they choose to do so) on a monthly basis and help them establish goals and objectives to help them move out of poverty and improve their quality of life.

child care

For families with younger children, the YWCA Children's Center can provide an affordable child care option. This center accepts vouchers and provides care on a sliding fee.

wellness and swim lessons

YWCA will provide access to the fitness center in Newburyport for a significant discount and will provide group based swim lessons for free if families are interested.

funding

The total development cost of this project is \$13,633,850. The vast majority of these funds will come from Federal and State sources, including the Low Income Housing Tax Credit program. However, the YWCA will also take an FHLB subsidized loan through the Institution for Savings. This project was supported by the Salisbury Affordable Housing Trust.

time frame

April 13, 2018: Ground Breaking
Late Fall Early Winter: Advertising of units
Early 2019: Lottery for Units
Spring/Summer 2019: Ribbon Cutting and leasing of units.



Elm Street

- 16 units of affordable housing
 - 12 two bedroom, 4 three bedroom
- 1 unit for households in which one member is disabled
- 4 units for homeless families
- 5 units for households with incomes below 60% AMI
- 5 units for households with incomes below 50% AMI
- 6 units for households with incomes below 30% AMI

we need your help

YWCA Greater Newburyport's affordable housing development needs your support. Please consider a donation to the YWCA. You can donate by credit card by calling 978-465-9922 or by checks sent to YWCA Greater Newburyport, 13 Market Street, Newburyport, MA 01950. Anything you can do to help will be appreciated.